

151.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

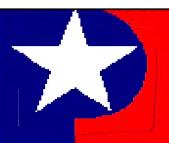
796,700 / 796,700

USE VALUE:

796,700 / 796,700

ASSESSED:

796,700 / 796,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
57		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FELTY JAMES L	
Owner 2: JACKSON JUDITH A	
Owner 3:	

Street 1: 57 FOUNTAIN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NASTUK MICHAEL D -

Owner 2: NASTUK KRISTIN LIETZKE -

Street 1: 57 FOUNTAIN ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2242 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										100287
										GIS Ref
										GIS Ref
										Insp Date
										04/14/18

PREVIOUS ASSESSMENT										Parcel ID	151.0-0003-0008.0	Date	!11867!												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes																
2020	101	FV	348,600	0	4,680.	448,300	796,900	796,900	Year End Roll																
2019	101	FV	264,100	0	4,680.	420,300	684,400	684,400	Year End Roll																
2018	101	FV	264,100	0	4,680.	347,400	611,500	611,500	Year End Roll																
2017	101	FV	264,100	0	4,680.	319,400	583,500	583,500	Year End Roll																
2016	101	FV	264,100	0	4,680.	291,400	555,500	555,500	Year End																
2015	101	FV	249,600	0	4,680.	285,800	535,400	535,400	Year End Roll																
2014	101	FV	249,600	0	4,680.	265,600	515,200	515,200	Year End Roll																
2013	101	FV	249,600	0	4,680.	252,700	502,300	502,300																	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.													
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes																		
NASTUK MICHAEL	55692-546		10/28/2010		529,000	No	No																				
LIETZKE KRISTIN	54118-526		1/8/2010	Convenience	99	No	No																				
MERLIN DAVID/SY	41621-559		12/16/2003		492,000	No	No																				
CONNOLLY BARBAR	33343-22		7/30/2001		363,000	No	No																				
KIAMOS THEODORE	25740-308		10/17/1995		215,500	No	No	Y																			

BUILDING PERMITS										ACTIVITY INFORMATION																			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name																	
2/9/2005	89	Redo Bat	7,000	C		G6	GR FY06		4/14/2018	MEAS&NOTICE	HS	Hanne S																	
									3/11/2009	Inspected	189	PATRIOT																	
									2/25/2009	Entry Denied	372	PATRIOT																	
									9/26/2005	Permit Visit	BR	B Rossignol																	
									5/18/2004	MLS	HC	Helen Chinal																	
									10/26/2001	MLS	MM	Mary M																	
									4/12/2000	Inspected	263	PATRIOT																	
									12/7/1999	Mailer Sent																			
									11/22/1999	Measured	263	PATRIOT																	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 15 - Old Style	1H - 1 & 1/2 Sty	Full Bath: 2	Rating: Good	A Bath:	Rating:	SINK IN BSMT.								3	17										
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									FFL (99)	9										
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									11	12										
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix: 1	Rating: Average	Kits: 1	Rating: Good										17										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Fpl:	Rating:																				
Color: YELLOW	View / Desir:	WSFlue:	Rating:																						
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID																	
Grade: C - Average	Year Blt: 1926	Eff Yr Blt:	Location:	1st Res Grid	Desc: Line 1	# Units: 1																			
Alt LUC:	Alt %:		Total Units:	Level	FY LR DR D K FR RR BR FB HB L O																				
Jurisdct: G6	Fact: .		Floor:	Other																					
Const Mod:	Lump Sum Adj:		% Own:	Upper																					
			Name:	Lvl 2																					
				Lvl 1																					
				Lower																					
				Totals	RMS: 6	BRs: 3	Baths: 2	HB																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRs	FL																	
Sec Int Wall:		Functional:	%	Interior:	1	6	3																		
Partition: T - Typical		Economic:	%	Additions:																					
Prim Floors: 4 - Carpet		Special:	%	Kitchen:																					
Sec Floors: 3 - Hardwood	25 %	Override:	%	Baths: 2005																					
Bsmnt Flr: 14 - Asphalt Tile		Total:	18.6 %	Plumbing:																					
Subfloor:				Electric:																					
Bsmnt Gar: 1				Heating:																					
Electric: 3 - Typical				General:																					
Insulation: 2 - Typical				Totals	1	6	3																		
Int vs Ext: S																									
Heat Fuel: 2 - Gas																									
Heat Type: 5 - Steam																									
# Heat Sys: 1																									
% Heated: 100		% AC: 100																							
Solar HW: NO		Central Vac: NO																							
% Com Wall		% Sprinkled:																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 151.0-0003-0008.0								IMAGE													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc							
More: N	Total Yard Items:					Total Special Features:								Total:											